

Franklin County Legal Journal

Vol. 39, No. 18

October 29, 2021

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201–2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

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Franklin County Legal Journal

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POSTMASTER: Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.

PUBLIC NOTICES

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

First Publication

Estate of Thelma Kay Diffenbacher, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Diane Diffenbacher
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

10/29, 11/5, 11/12/2021

Estate of Wilma K. Dupuis, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
William J. Dupuis
930 Sollenberger Road
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

10/29, 11/5, 11/12/2021

Estate of William L. Freienmuth, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
William J. Dupuis
c/o Salzmans Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmans Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/29, 11/5, 11/12/2021

Estate of Joyce M. Gervasio, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Stephen Gervasio
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

10/29, 11/5, 11/12/2021

Estate of Guido Henry, a/k/a Guido R. Henry, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Aileen A. Henry
11774 Mystic Rock Lane South
Waynesboro, PA 17268
Attorney:
Henry O. Heiser, III
104 Baltimore Street
Gettysburg, PA 17325

10/29, 11/5, 11/12/2021

Estate of William I. Mellott, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Karen E. Knoll
Linda D. Martin
Pamela J. Sherman
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/29, 11/5, 11/12/2021

Estate of Linda C. Mentzer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Rodney A. Mentzer
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/29, 11/5, 11/12/2021

Estate of Helen R. Miller, a/k/a Helen Rebecca Miller, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:
Carolyn Brand
959 Woodtrace Lane
Auburn, GA 30011
Terrance Brand
969 Woodtrace Lane
Auburn, GA 30011
Gary Taylor
9155 Fort McCord Road
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

10/29, 11/5, 11/12/2021

PUBLIC NOTICES

Second Publication

Estate of Donald P. Baker, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:

Connie S. Frey

Gary L. Baker

Gloria B. Horst

c/o Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

10/22, 10/29, 11/5/2021

Estate of Christopher S. Chapman, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Carolyn Hope Chapman

c/o Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

Attorney:

J. McDowell Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

10/22, 10/29, 11/5/2021

Estate of Betty J. Goetz, late of Franklin County, Pennsylvania.

Personal Representatives:

Ronald E. Goetz

Patricia A. Hood

c/o Bybel Rutledge LLP

1017 Mumma Road, Suite 302

Lemoyne, PA 17043

Attorney:

Alexandra M. Sipe

Bybel Rutledge LLP

1017 Mumma Road, Suite 302

Lemoyne, PA 17043

10/22, 10/29, 11/5/2021

Estate of LeRoy J. Jones, Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Deborah C. Rhinehart

c/o Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

10/22, 10/29, 11/5/2021

Estate of Carl E. Magee, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Patricia M. Campbell

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

Attorney:

Suzanne M. Trinh

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

10/22, 10/29, 11/5/2021

Estate of John Peter Martz, a/k/a John P. Martz, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Bradley E. Martz

5 Church Farm Road

Gariner, NY 12525

Keith A. Martz

1350 South Coldbrook Avenue

Chambersburg, PA 17201

Attorney:

William C. Cramer

220 Lincoln Way East

Chambersburg, PA 17201

10/22, 10/29, 11/5/2021

Estate of Alice L. Myers, a/k/a Alice Lillian Myers, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

John A. Myers, Jr.

Julie A. McKenrick

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/22, 10/29, 11/5/2021

Estate of Patricia L. Newman, a/k/a Patricia Louise Newman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Melodee L. Durff

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/22, 10/29, 11/5/2021

PUBLIC NOTICES

Estate of Barbara E. Railey, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:

William S. Dick

13 West Main Street, Suite 210

Waynesboro, PA 17268

Attorney:

William S. Dick

Dick, Stein, Schemel, Wine & Frey, LLP

13 West Main Street, Suite 210

Waynesboro, PA 17268

10/22, 10/29, 11/5/2021

Estate of Carol A. Roberts, a/k/a Carol Ann Roberts, late
of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Kenneth Smith

c/o Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

10/22, 10/29, 11/5/2021

Estate of Charles B. Sites, late of Letterkenny Township,
Franklin County, Pennsylvania.

Personal Representative:

Chris R. Sites

c/o Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

Attorney:

Jerry A. Weigle

Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

10/22, 10/29, 11/5/2021

Estate of Bernice Ledford Somers, late of Chambersburg,
Franklin County, Pennsylvania.

Personal Representative:

Rachel Jane Hull

c/o Jackson Law Firm, PLLC

1215 Manor Drive, Suite 202

Mechanicsburg, PA 17055

Attorney:

Aaron C. Jackson

Jackson Law Firm, PLLC

1215 Manor Drive, Suite 202

Mechanicsburg, PA 17055

10/22, 10/29, 11/5/2021

Third Publication

Estate of Dorothy M. Bollinger, late of Washington
Township, Franklin County, Pennsylvania.

Personal Representatives:

Mark A. Bollinger

1581 West Lakewood Drive

Rock Hill, SC 29732

Jane B. Forney

1735 Kidston Avenue, P. O. Box 340

Port Williams, NS, BOP 1 TO Canada

Attorney:

Timothy W. Misner

39 South Broad Street

Waynesboro, PA 17268

10/15, 10/22, 10/29/2021

Estate of Catherine M. Buterbaugh, a/k/a Catherine F.
Buterbaugh, late of Montgomery Township, Franklin
County, Pennsylvania.

Personal Representative:

Corinna Dee Rotz

PO Box 343

Fort Loudon, PA 17224

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

10/15, 10/22, 10/29/2021

Estate of Pauline Mildred Goshorn, late of Hamilton
Township, Franklin County, Pennsylvania.

Personal Representative:

Gary L. Goshorn

c/o Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

10/15, 10/22, 10/29/2021

Estate of Melvin E. Harr, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Marie Ellen Stine

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/15, 10/22, 10/29/2021

PUBLIC NOTICES

Estate of Joan L. Knepp, a/k/a Joan Louise Knepp, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Vicki K. Glover

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/15, 10/22, 10/29/2021

Estate of Charles A. Manning, Jr., a/k/a Charles A. Manning, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Debra S. Kase

3295 Springview Drive

Chambersburg, PA 17202

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

10/15, 10/22, 10/29/2021

Estate of Willis E. Mansberger, a/k/a Willis Eugene Mansberger, Jr., late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Kevin Mansberger

240 Thames Drive

Frederick, MD 21702

Katina L. Grove

564 Musser Road

Shippensburg, PA 17257

Attorney:

Jerrold A. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

10/15, 10/22, 10/29/2021

Estate of Richard L. Smith, a/k/a Richard Lee Smith, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Holly C. Cramer

10620 Hunter Road

Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

10/15, 10/22, 10/29/2021

ORPHANS' COURT NOTICE

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY,
PENNSYLVANIA- ORPHANS' COURT DIVISION

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: November 4, 2021.

HAWBAKER: First and Final Account of proposed distributions and notice to creditors of Joseph L. Hawbaker Jr., Personal Representative of the Estate of Joseph L. Hawbaker Sr., a/k/a Joseph L. Hawbaker, a/k/a Joseph Lee Hawbaker late of Montgomery Township, Franklin County, Pennsylvania, deceased.

HELMAN: First and Final Account of proposed distributions and notice to creditors of Cheryl Alleman, Executrix of the Estate of Darlene K. Helman, late of Greene Township, Franklin County, Pennsylvania, deceased.

JONES: First and Final Account of proposed distributions and notice to creditors of Steven L. Jones, Executor of the Estate of Janet E. Jones, late of St. Thomas Township, Franklin County, Pennsylvania, deceased.

WINGERT: First and Final Account of proposed distributions and notice to creditors of Kristen M. Wingert, Administratrix of the Estate of Timothy L. Wingert, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

Todd A. Rock

Clerk, Orphans' Court Division

10/22, 10/29/2021

SHERIFF'S SALE NOVEMBER 12, 2021

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale to be hosted by BID4ASSETS.COM. For more information, please visit www.bid4assets.com/franklincountypasheriiffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than DECEMBER 10, 2021 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter. Sheriff Dane M. Anthony

No. 2015-4659

**U.S. BANK NATIONAL ASSOCIATION, TRUSTEE
VS**

DANIEL J BAER

PROPERTY ADDRESS: 162 South Carlisle Street,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 08-2B36-.026-.000000

ALL the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania.

PUBLIC NOTICES

No. 2021-386
THE NOTE AUTHORITY LLC

vs

ELIZABETH J BATES UNKNOWN HEIRS

PROPERTY ADDRESS: 295 Briar Lane, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 10-0D05Q-023--000000
ALL THAT CERTAIN lot or piece of ground situate in the Guilford Township, Franklin County and Commonwealth of Pennsylvania

No. 2019-4855

FARMERS & MERCHANTS TRUST COMPANY OF
CHAMBERSBURG

vs

ROBERT D CRAIG

PROPERTY ADDRESS: 2395 Lindsay Lot Road, Shippensburg, PA 17257

UPI /TAX PARCEL NUMBER: 21-0N17--056A-000000
ALL that certain tract of land situate in Southampton Township, Franklin County, Pennsylvania

No. 2021-1380

THE BANK OF NEW YORK MELLON TRUST
COMPANY N.A.

vs

KEITH A FOGLE

PROPERTY ADDRESS: 13254 Mentzer Gap Road, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q13R-013B-000000
ALL the following described real estate, lying and being situate in the Township of Washington, County of Franklin, State of Pennsylvania

No. 2020-68

BRANCH BANKING AND TRUST COMPANY
VS

LARRY A FOSTER

PROPERTY ADDRESS: 14125 Timothy Drive, Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A27--131--000000
ALL the following described real estate, locally known as 14125 Timothy Drive, lying and being in Antrim Township, Franklin County, Pennsylvania

No. 2019-3178

MIDFIRST BANK

VS

TANDY S FOUST

PROPERTY ADDRESS: 462 Scott Avenue, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 26-5C22--118--000000
ALL that certain lot or piece of ground situate in Waynesboro Borough, County of Franklin, Commonwealth of Pennsylvania

No. 2021-1086

U.S. BANK TRUST NATIONAL ASSOCIATION AS
OWNER TRUSTEE FOR LEGACY MORTGAGE
ASSET TRUST 2019-GS7

vs

LEONARD C HEINBAUGH, JR, AMANDA C

HEINBAUGH

PROPERTY ADDRESS: 80 Brumbaugh Avenue, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 06-1E21S-042--000000
ALL the following described real estate lying and being situate in the Borough of Chambersburg, formerly Guilford Township, Franklin County, Pennsylvania

No. 2020-1953

NOAH BANK

vs

HEMANI HOSPITALITY LLC, KRISTAL
PENNSYLVANIA LLC, HERMANI MANAGEMENT
LLC

PROPERTY ADDRESS: 1122 WAYNE AVENUE, CHAMBERSBURG, PA 17201

UPI /TAX PARCEL NUMBER: 10-0008--181--000000
ALL that certain described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania

No. 2017-3974

U.S. BANK, NA

vs

GREG RUMP, MARY RUMP, MARYL RUMP

PROPERTY ADDRESS: 816 Lindia Drive, Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E13G-048--000000
All that certain lot or piece of ground situate in Hamilton Township, County of Franklin, Commonwealth of Pennsylvania

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to the Bid4Assets per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day, following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made, all money previously paid will be forfeited and the property may be offered to the next highest bidder by Bid4Assets, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

REAL ESTATE SALE DATES

CUT OFF DATES	SALE DATES
1/04/2021	3/12/2021
3/05/2021	5/14/2021
5/07/2021	7/09/2021
7/02/2021	9/10/2021
9/03/2021	11/12/2021
11/05/2021	1/14/2022

10/22, 10/29, 11/5/2021